


INTRODUCTION

M E M O R A N D U M

February 22, 2009

TO: County Council

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Introduction:** Special Appropriation and Amendment to the Maryland-National Park and Planning Commission's (M-NCPPC) FY09-14 Capital Improvements Program; Shady Grove Maintenance Facility; \$150,000 (Source of Funds: G.O. Bonds)
Property Use Study/Smart Growth Initiative (also see Agenda Item #7)

On November 17, 2008, the County Executive forwarded a package of proposed supplemental appropriations and amendments to the FY09-14 Capital Improvements Program to implement his recommendations regarding the relocation of County facilities that were included in the Property Use Study, now called the Smart Growth Initiative. Included in the package was a project to provide planning monies for the relocation of the Montgomery County Public Schools' bus depot and maintenance operations, the Montgomery County Government's radio shop, and M-NCPPC's Shady Grove Maintenance Facility. On February 6, 2009, the Council received a request from Park and Planning to approve a separate PDF in the M-NCPPC CIP for this relocation of the M-NCPPC facility.

The Public Safety Committee and Transportation, Infrastructure, Energy & Environment Committees met jointly on January 29, 2009 to review the County Executive's request and on February 12, 2009 to review the request from Park and Planning.

The joint Committee is recommending approval of a special appropriation and amendment to the FY09-14 M-NCPPC CIP in the amount of \$150,000 to provide planning funds for the relocation of the Shady Grove Maintenance Facility.

The proposed approval resolution reflecting the joint Committee recommendation is attached at © 1-2. The joint Committee's recommended PDF is attached at © 3. The February 6, 2009 letter from the Planning Board Chair to the Council President is attached at © 4-5 and the letter to the County Executive is attached at © 6-7. Council staff has requested a recommendation from the County Executive for the Council's public hearing and action which is scheduled for March 17, 2009. This item is also discussed in Agenda Item #7.

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

SUBJECT: Amendment to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) FY09-14 Capital Improvements Program, and Special Appropriation to the FY09 Capital Budget, for **Shady Grove Maintenance Facility Relocation, PDF #098709**

Background

1. Article 28, section 2-118(a)(6) of the Annotated Code of Maryland permits the County Council to amend the budget of the M-NCPPC by resolution on the Council's initiative, or at the request of the Commission, after receipt of a recommendation from the County Executive, and after public hearing upon reasonable notice to the public.
2. Section 308 of the Montgomery County Charter states that a special appropriation: a) may be made at any time after public notice by news release; b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; c) must specify the revenues necessary to finance it; and d) must be approved by no fewer than six members of the Council.
3. On February 6, 2009 the Chair of the Montgomery County Planning Board, on behalf of the Maryland-National Capital Park and Planning Commission (M-NCPPC), requested the County Executive recommend the following supplemental appropriation:

Project Name	Project No.	Cost Element	Amount	Source of Funds
Shady Grove Maintenance Facility	098709	Planning, Design, Supervision	\$250,000	G.O. Bonds

4. M-NCPPC requests that the County Council approve this supplemental appropriation to provide for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

5. On February 12, 2009 the Public Safety Committee and Transportation, Infrastructure, Energy & Environment Committee jointly reviewed the request from Park and Planning and recommend approval of an amendment and special appropriation in the amount of \$150,000. The source of funds will be G.O. Bonds.
6. The County Executive recommends an amendment to the FY09-14 CIP, and special appropriation to the FY09 Capital Budget of M-NCPPC in the amount of \$150,000. The source of funds will be G.O. Bonds.
7. The public was notified and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

A special appropriation to the FY09 Capital Budget of the Maryland-National Capital Park and Planning Commission to fund the planning of Shady Grove Maintenance Facility.

Project Name	Project No.	Cost Element	Amount	Source of Funds
Shady Grove Maintenance Facility Relocation	098709	Planning, Design, Supervision	\$150,000	G.O. Bonds

The County Council declares that this action is necessary to act without delay in the public interest.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Shady Grove Maintenance Facility Relocation -- No. 098709

PROPOSED

Category **M-NCPPC**
 Subcategory **Development**
 Administering Agency **M-NCPPC**
 Planning Area **Shady Grove Vicinity**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

February 12, 2009
 No
 None

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	150	0	0	150	150	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	150	0	0	150	150	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	150	0	0	150	150	0	0	0	0	0	0
Total	150	0	0	150	150	0	0	0	0	0	0

DESCRIPTION

This project provides for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This phase will include development of a program of requirements; an inventory of publicly and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000 acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. – 4:00 p.m., and must be centrally located in the County.

JUSTIFICATION

The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property, to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

Plans and studies for this project include: 2006 adopted Shady Grove Sector Plan; Montgomery County Property Use Study/Smart Growth Initiative; and 2004 Space Utilization and Land Use Study.

OTHER

A pedestrian Impact Analysis will be completed during the design phase.

FISCAL NOTE

Funding for this project was originally recommended by the County Executive as a part of the Montgomery County Smart Growth Initiative -- Planning Relocation, PDF #360902.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	Current	
Scope	FY09	150
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		150
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Montgomery County Smart Growth Initiative
 MC Department of General Services

MAP

See Map on Next Page



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 6, 2009

The Honorable Phil Andrews, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Subject: Amendment of the FY09-14 Capital Improvements Program, and Supplemental
Appropriation to the FY09 Capital Budget for the Maryland-National Capital Park and
Planning Commission, for Shady Grove Maintenance Facility, #098709

Dear Mr. Andrews:

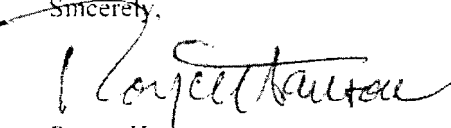
The Montgomery County Planning Board requests a Capital Improvements Program (CIP) amendment and a FY09 Supplemental Appropriation for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This request is submitted because the Smart Growth Initiative was not recommended by the County Executive when the FY09 CIP was adopted. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000 acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. – 4:00 p.m., and must be centrally located in the County.

The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

We appreciate Council's immediate review and introduction, and hope for approval so that we can begin the planning process for the relocation of the Shady Grove Maintenance Facility. We look forward to discussing this request with the PS and T&E Committees on February 12.

Sincerely,

Royce Hanson

Also distributed to Isiah Leggett, County Executive

Attachments: Resolution and Proposed PDF

N:\CIP\Supplementals and Amendments\FY09\Shady Grove Maintenance Facility\Transmittal MCPB to MCC CE.Feb.2009.doc



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 6, 2009

The Honorable Isiah Leggett
Montgomery County Executive
101 Monroe Street
Rockville, Maryland 20850

Subject: Amendment of the FY09-14 Capital Improvements Program, and Supplemental Appropriation to the FY09 Capital Budget for the Maryland-National Capital Park and Planning Commission, for Shady Grove Maintenance Facility, #098709

Dear Mr. Leggett:

The Montgomery County Planning Board requests a Capital Improvements Program (CIP) amendment and a FY09 Supplemental Appropriation for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This request is submitted because the Smart Growth Initiative was not recommended by the County Executive when the FY09 CIP was adopted. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

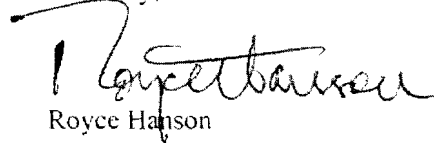
The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000 acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. -- 4:00 p.m., and must be centrally located in the County.

The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property, to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

We appreciate Council's immediate review and introduction, and hope for approval so that we can begin the planning process for the relocation of the Shady Grove Maintenance Facility. We look forward to discussing this request with the PS and T&E Committees on February 12.

Sincerely,

A handwritten signature in black ink, appearing to read "Royce Hanson", with a stylized flourish at the end.

Royce Hanson

Also distributed to Phil Andrews, Montgomery County Council

Attachments: Resolution and Proposed PDF

N:\CIP\Supplementals and Amendments\FY09 Shady Grove Maintenance Facility\Transmittal MCPB to MCC CE Feb.2009.doc